KEY

- RWP — RAIN WATER PIPE WITH JETTING POINT
- SURFACE WATER MANHOLE
- SURFACE WATER PIPE 110mm DIA TWIN WALLED PLASTIC DRAINAGE PIPEWORK LAID AT 1:120
- PROPOSED SPOT LEVEL
- SOAK AWAY
  Form using
  Polystorm Soakaway Crates 1000mm L X 500mm W X 400mm D
  Surounded using
  Draintex White Non-Woven Filtration Geotextile (Soakaway Wrap)

SURFACE WATER DRAINAGE NOTES

(Single Dwelling – UK)

All surface water drainage to be installed in accordance with Approved Document H of the Building Regulations (England) and current best practice.

Surface water to discharge to soakaway unless otherwise noted. No surface water to discharge into the foul sewer.

Soakaway to be constructed in accordance with BRE Digest 365 and sized based on site infiltration testing.

Minimum soakaway location requirements:

5.0m minimum from building foundations

2.5m minimum from boundary (unless agreed otherwise)

Located away from trees and services

Soakaway to consist of proprietary modular crate system wrapped in non-woven geotextile membrane, or traditional rubble-filled soakaway as specified.

All underground surface water pipework to be 100mm diameter uPVC (minimum) unless noted otherwise.

Pipework to be laid to minimum falls as follows:

100mm diameter pipe: 1:80 minimum fall (unless otherwise agreed)

Pipes to be bedded and surrounded in 10mm pea shingle or granular material in accordance with manufacturer's recommendations.

Minimum cover to pipework:

600mm in gardens/soft landscaping

900mm beneath driveways (or suitably protected)

All connections to be watertight and constructed using proprietary fittings.

Rodding access to be provided at:

Changes of direction

Changes of gradient

Junctions

Head of each drain run

Rainwater downpipes to discharge via trapped gullies unless shown otherwise.

Gullies in paved areas to be set flush with finished surface levels.

Finished surface levels to fall away from the dwelling at minimum 1:40 for first 2.0m where practicable.

Linear drainage channels (if used) to discharge to surface water system via trapped outlet.

Permeable paving (if specified) to be constructed in accordance with manufacturer's guidance and designed as a SuDS feature where applicable.

All works to comply with:

Building Regulations 2010

BS EN 752

Local Authority and/or NHBC requirements where applicable

Invert levels shown are to underside of pipe. Contractor to verify all levels on site prior to installation.

Contractor to confirm location of existing underground services prior to excavation.

Any discrepancies between drawing and site conditions to be reported to the designer immediately.

TYPE 3 CATCHPIT CHAMBER
(1:20)

SOAK AWAY TANK
(INDICATIVE DETAIL)
(1:20)

MANHOLE SECTION

TABLE 1	
NOMINAL DIAMETER (mm)	EFFECTIVE LENGTH OF ROCKER PIPE (m)
150 TO 600	0.6
>600 TO 750	1.0
>750	1.2

TYPE 3 ACCESS CHAMBER - FLEXIBLE MATERIAL.
(SUBJECT TO VEHICLE LOADING, MAX. DEPTH 3m, NON-ENTRY)
(1:20)

TYPE 4 ACCESS CHAMBER - FLEXIBLE MATERIAL
SURFACED AREA.
(SUBJECT TO LIGHT TRAFFIC LOADS, MAX. DEPTH 2m, NON-ENTRY)

(1:20)

DRAWING STATUS

- PROVISIONAL ■
- TENDER / BUILDING CONTROL ■
- CONSTRUCTION □

REV	DATE	REVISION DESCRIPTION	BY
-			

Hoxton Mix 86-90 Paul Street London EC2A 4NE
Tel +333 2420719 Email eps@rm-dms.co.uk

SITE ADDRESS

27 Eastbury Road, Northwood, HA6 3AJ

DRAWING TITLE

SURFACE WATER DRAINAGE DETAILS

JOB / DRAWING NUMBER

26018-001

REV A